

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

192 Edwardes Street Reservoir VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

92 Queen Street Reservoir VIC 3073	\$718,000	02-Mar-20
742-760 High Street Reservoir VIC 3073	\$650,000	14-Mar-20
6/16-18 Harbury Street Reservoir VIC 3073	\$628,000	27-Mar-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 July 2020

**92 Queen Street Reservoir VIC 3073**

2 2 1

Sold Price **\$718,000** Sold Date **02-Mar-20**Distance **1.54km****742-760 High Street Reservoir VIC 3073**

2 2 1

Sold Price **\$650,000** Sold Date **14-Mar-20**Distance **1.53km****6/16-18 Harbury Street Reservoir VIC 3073**

2 1 1

Sold Price **\$628,000** Sold Date **27-Mar-20**Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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